Ivins City Staff Report
Planning Commission Meeting 5/31/22

Agenda Item: Tavaiwk Phase 12-H Final Plat, located at approximately Aiyana Way and Tearasinab Way. Kayenta Development-Owner/Applicant.

Submitted by: Mike Haycock, Building & Zoning Administrator

Recommended Action: Staff Recommends approval.

Taviawk Phase 12-H is 3 Lots on 2.957 acres. The land use is Low Density Residential. The property is zoned RE-20 (Residential Estates 20,000 sq ft lots), which is one of the zones allowed for in Low Density Residential. The proposed density and use is consistent with City Ordinances. The Final Plat was reviewed on 5/24/22 and staff recommends approval.

PURPOSE OF FINAL PLAT: A Final Plat is the final application in the subdivision process. Its purpose is to show Staff and the Planning Commission that the Final Plat application has been reviewed to make sure it conforms to the approved Preliminary Plan and to verify that it is ready for recording before preparing the final mylar for signature and recording.

FINDINGS AND ANALYSIS:

- The final plat application is complete.
- The subdivision complies with City ordinances by obtaining and satisfying all department staff corrections and utility requirements requested at Preliminary Plan.
- TRC reviewed the plan on 5/24/22.
- The subdivision complies with the approved Preliminary Plan and is ready for mylar submittal for recording.

SUPPORT MATERIALS:

- Application
- Land Use Map
- County Map
- Final Plat/Vicinity map

Respectfully Submitted:

Mike Haycock, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager